

INVESTMENT SUMMARY

# EDMONTON LIGHT INDUSTRIAL PORTFOLIO



223,692 SF | 13.68 ACRES  
3.2 YEAR W.A.L.T. | 95.9% LEASED





**JLL Capital Markets**  
 Suite 3560, National Bank Centre  
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## THE OPPORTUNITY

On behalf of our client Edmonton Light Industrial Portfolio Inc. (the "Vendor"), Jones Lang LaSalle Real Estate Services, Inc. ("JLL" or the "Advisor") is pleased to offer for sale a 100% freehold interest in the Edmonton Light Industrial ("ELI") Portfolio in Edmonton, Alberta (the "Portfolio", "Properties", or the "Offering").

The ELI Portfolio represents an excellent opportunity to acquire a scalable collection of well-performing assets with rental rate growth, strategically located within the accelerating industrial market. Consisting of two industrial parks, the Portfolio provides a total GLA of 223,692 SF on 13.68 acres of land area with excellent access to all major thoroughfares. 123,101 SF of the total GLA is located in Northwest Edmonton spread across three different industrial buildings. The remaining 100,591 SF of GLA is attributed to Southwood Industrial Park in the southeast industrial node.

With exceptional exposure and a variety of bay sizes, configurations, and loading options, the Portfolio appeals to a wide range of tenancies providing an investor with a highly diversified rent roll. The Portfolio is 95.9% leased to a diverse mix of tenants, who collectively offer a weighted average remaining lease term ("W.A.L.T.") of 3.2 years, weighted average tenant tenure of 10.9 years, and rents that are under market, providing investors the opportunity to capitalize on strengthening market fundamentals over the near-term.

The Portfolio is being offered to the market on an unpriced basis as an offering with consideration given to portfolio or individual asset bids.

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ALEE DOOR - SOUTHWOOD



SCHINDLER ELEVATOR CORPORATION - SUPERSTEIN



NORTHERN ALBERTA PROSTHETIC &amp; ORTHOTIC SERVICES - SMALLEY'S

# PORTFOLIO INVESTMENT HIGHLIGHTS



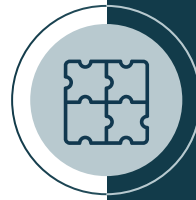
## WELL LOCATED ASSETS

Superstein, Smalley's, and Allmar benefit from exceptional frontage on 149th Street, with exposure to 21,700 vehicles per day. Southwood is strongly positioned in the dominant small-bay submarket of southeast Edmonton, which has the second-lowest vacancy rate in the city. These high-profile locations attract a wide range of industries, including service commercial/showroom, light manufacturing, and small-scale distribution.



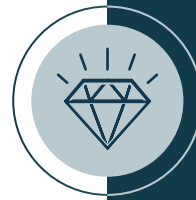
## ACCELERATING INDUSTRIAL MARKET

The Edmonton industrial market remains resilient, with vacancy declining to 3.5% as of Q1 2026. The Greater Edmonton market has consistently stayed below the 4.0% vacancy mark since 2022. Due to steady demand and strong fundamentals, the market is expected to see moderate upward pressure on rental rates. Average asking rental rates registered at \$10.87 per square foot for the quarter.



## DIVERSIFIED TENANT ROSTER

The ELI Portfolio is home to 27 tenants from a multitude of industries with tenants ranging from 2,284 SF to 36,539 SF, resulting in a highly diverse and defensive tenancy profile across the 223,692 SF Portfolio.



## INSTITUTIONALLY MANAGED & MAINTAINED WITH EXCEPTIONAL CURB APPEAL

The Portfolio has benefited from institutional management that provides tenants with exceptional curb appeal, contributing to a strong weighted-average tenant tenure of 10.9 years. Current ownership has invested a significant amount of capital on key operating infrastructure totalling \$2.8M over the past ten years inclusive of roof repairs and replacements, HVAC replacements, asphalt resurfacing, and other site upgrades.



## NEAR-TERM ACCESS TO RENTAL RATE GROWTH

With a W.A.L.T. of 3.2 years and 44.3% of GLA rolling in the first three years, the Portfolio provides investors near-term access to rental rate growth in the accelerating Edmonton industrial market.



## ALBERTA IS LEADING THE CANADIAN ECONOMY

Favorable trade policy for extractive industries, demographic shifts toward affordability, and federal infrastructure investments including the Trans Mountain Pipeline Expansion, LNG export terminals, and critical mineral mines have placed strong tailwinds behind the Alberta economy and contributed to Alberta having the highest forecasted GDP growth in Canada over the next four years. Recent agreements between the Federal Government and the Province (Canada-Alberta MOU and Co-operation agreement) will only increase these tailwinds.

# PORTFOLIO OVERVIEW

	SUPERSTEIN	ALLMAR	SMALLEY'S	SOUTHWOOD
	NORTHWEST			SOUTHEAST
Property Address	15006 116 Ave NW	11641 151 St NW	11606 149 St NW	9409 41 Ave NW
Legal Description	9923439; 2; 3			7721479;16; 2, 3
Leasable Area (SF)	40,826	36,539	45,736	100,591
Site Area (AC)	6.59			6.10
Site Coverage	± 42.8%			± 37.9%
Year Built	1976	2000	1973	1985
Zoning	IM	IM	BE	BE
Parking Stalls	48	49	136	160
Loading	4 (Ramped), 7 (Dock)	2 (Grade), 4 (Dock)	2 (Ramped), 8 (Dock)	5 (Ramped), 13 (Grade), 13 (Dock)
Clear Height	17'	24'	14'	20'
Power	600A	800A	400A, 240V	600A, 120/208V
Occupancy	100.0%	100.0%	79.9%	100.0%
W.A.L.T. (yrs)*	2.8	4.6	2.6	3.2

\*W.A.L.T. based on a September 1st, 2026 start date



Functional and strategically located small bay assets that appeal to a wide and diverse range of tenants resulting in resiliency and strong occupancy for the long term.



The Portfolio is comprised of seven buildings with tenant sizes ranging from 2,284 SF to the largest tenant at 36,539 SF.



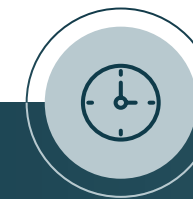
Strategically located portfolio with access to all major arterials including Yellowhead Trail and Anthony Henday Drive.



# PORTFOLIO SUMMARY



**223,692**  
GLA (SF)



**3.2**  
WALT (YRS)



**27**  
TENANTS



**95.9%**  
OCCUPANCY



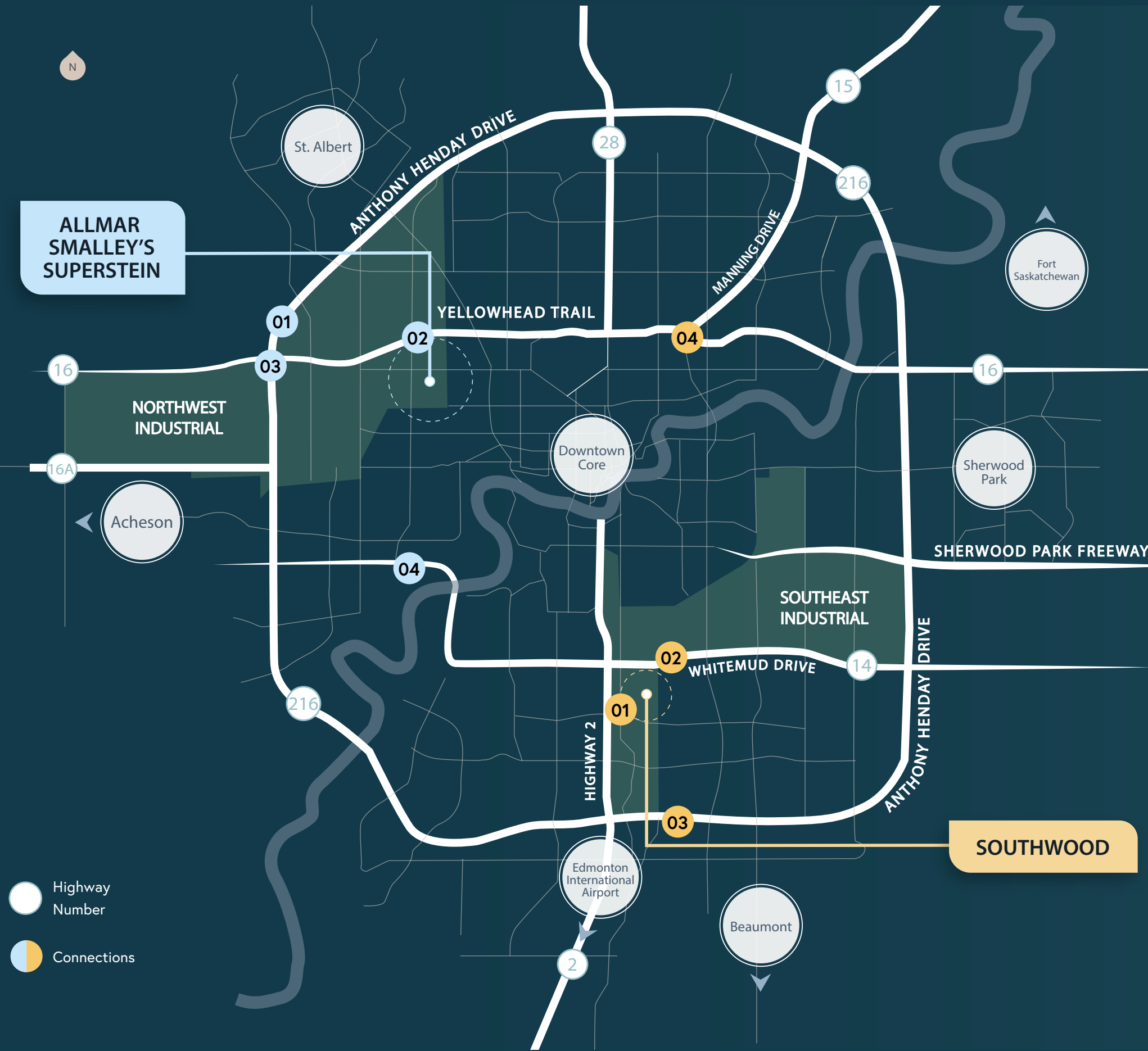
**13.68**  
ACRES



**37.6%**  
SITE COVERAGE



**8,285**  
AVG. TENANT  
SIZE (SF)



## PORTFOLIO LOCATION OVERVIEW

Occupying central locations, all Properties have quick access to major transport corridors, providing easy access across the city. Approximately four-minutes north of the Allmar, Smalley's and Superstein buildings is Yellowhead Trail, an eastwest expressway that is used by 81,000 commuters each day, in addition to being a major goods and services transport link. Located approximately five kilometers ("KM") to the west is Anthony Henday Drive, which provides 80 KM of free-flow travel around the City of Edmonton. This 'ring road' offers convenient transport to commuters and commercial vehicles alike, with over 109,000 vehicles per day in the busiest sections of the highway.

Southwood, located in Edmonton's southeast industrial market is a short three-minute drive from Whitemud Drive, a 28 KM major east-west freeway in southern Edmonton providing convenient access to major interchanges throughout Edmonton. Whitemud Drive provides access to both the east and west legs of Anthony Henday Drive. Southwood's positioning within southeast Edmonton also provides connectivity to the CP Intermodal Yard and Edmonton International Airport via Calgary Trail/Gateway Boulevard (Highway 2).

### NORTHWEST CONNECTIONS

MAP	CONNECTION
01	CN Intermodal* 9-Minute Drive
02	Yellowhead Trail 4-Minute Drive
03	Anthony Henday Drive 7-Minute Drive
04	Whitemud Drive 11-Minute Drive

### SOUTHEAST CONNECTIONS

MAP	CONNECTION
01	CP Intermodal 3-Minute Drive
02	Whitemud Drive 3-Minute Drive
03	Anthony Henday Drive 8-Minute Drive
04	Yellowhead Trail 22-Minute Drive

\*The expanded northwest McBain Intermodal Terminal provides transition of train to truck freight containers and access to CN's national line.

# OFFERING PROCESS

## SUBMISSION DATE

The Portfolio is being offered to the market on an unpriced basis as a cataloged offering with consideration given to portfolio or individual asset bids. The Advisor will communicate a bid date to interested parties at a later date.

A date for submissions will be communicated through the Advisor, at which time interested parties will be invited to submit their form of LOI addressed to the Vendor, care of:

### **Adam Kilburn, Andrew Simpson & Michael Seidel**

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LOIs will be evaluated primarily on the consideration offered, the method of payment of the consideration, the prospective investor's ability to complete the transaction and the proposed date, and conditions of closing.

## EXCLUSIVE ADVISOR

All inquiries regarding the Portfolio should be directed to the under-noted on behalf of the Vendor:

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EDMONTON | ALBERTA



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